

# 270 MADISON



## NEW OFFERING

**TURN-KEY - PREBUILT - FURNISHED - OFFICE SPACE  
SOLUTIONS FROM 2,000 - 7,000 RSF  
WITHIN THE HEART OF THE TRANSIT TRIANGLE**

Located where employees prefer to be, **between Bryant Park and Grand Central Terminal**. Walking distance to Penn Station and Port Authority. Close proximity to The New York Public Library.



**Construction Underway, Move-In Ready, January 2025**



**All Spaces Offered Furnished With High Quality Finishes and Glass-Fronted Offices**



**Flexible Lease Terms, Minimum 1 Year**



**Private Space, Substantially Superior to Co-Working**



**Nonprofits May Qualify for a Real Estate Tax Exemption with a 30 YR Lease**



**Convenient Transit Triangle Location**



**Wired to Work**



**On-Site Leasing and Management Office**



**Building Owners and Agents Available On-Site**



**Full Commission Paid on Lease Signing**

**James Caseley**  
212.400.6075  
jc@absre.com

**John Cinosky**  
212.400.2348  
jcinosky@absre.com

**Colin Godwin**  
212.400.2350  
cgodwin@absre.com

**Gregg Schenker**  
212.400.6071  
gschenker@absre.com



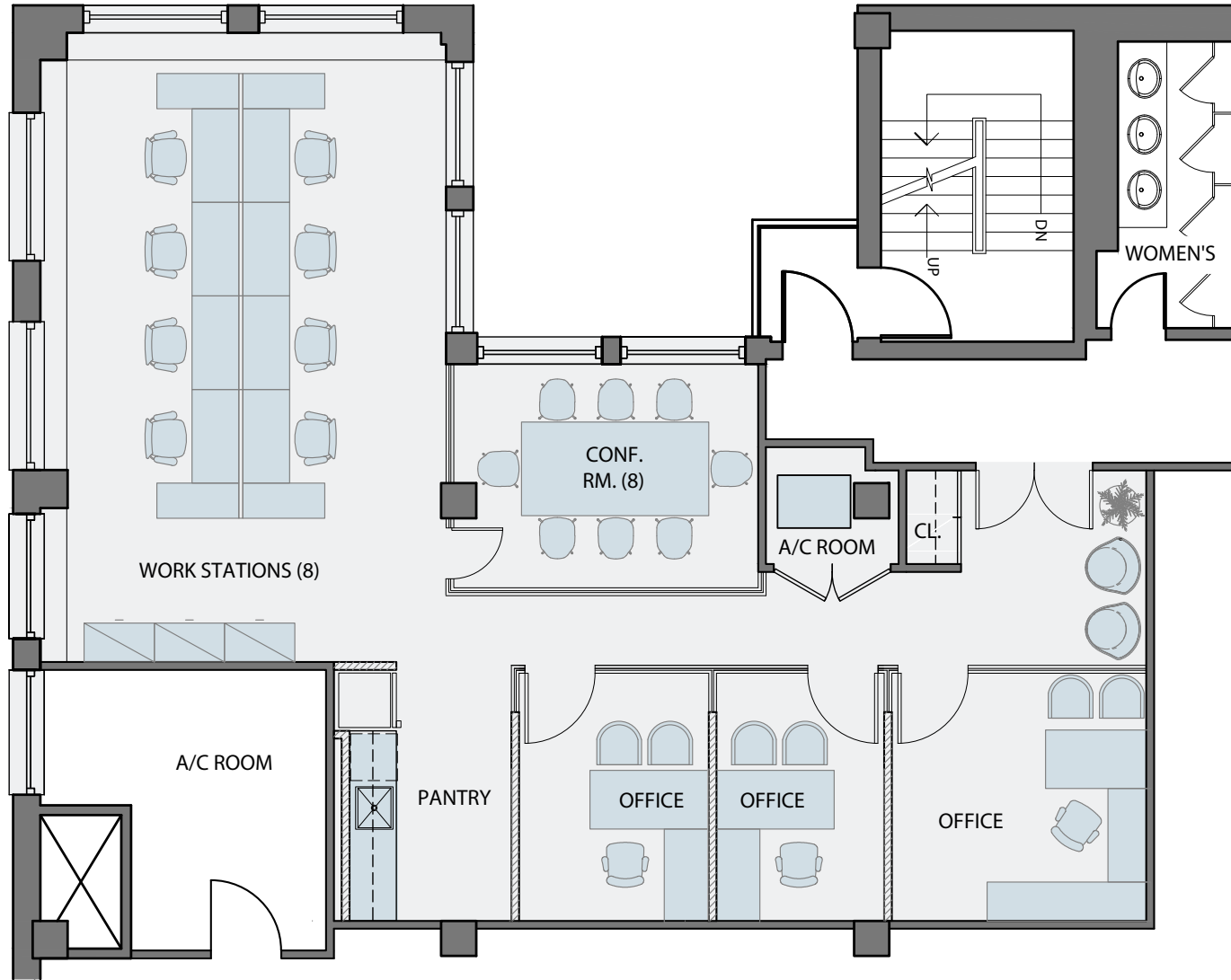


Suite	Area
1800	1,942 rsf
1805	4,490 rsf
1500	6,584 rsf
1401	<b>LEASED</b> 810 rsf
1410	3,979 rsf
701	3,280 rsf
703	<b>LEASED</b> 2,823 rsf
704	5,163 rsf
402	6,902 rsf
301	7,036 rsf
302	5,936 rsf

**Possession: Q1 2025:**

- Tremendous value, move-in ready. Delivered furnished, wired, and turn-key
- Fantastic location, nearby - Grand Central - Bryant Park - Penn Station - Moynihan - Port Authority - PATH
- Join institutional quality tenants, New York Public Library and The Lupus Foundation
- Multiple fiber providers: Cogent; Verizon FiOS; Spectrum, CenturyLink; Frantic.link; Pilot Fibers
- 24/7/365 Tenant access through attended double-height lobby
- Side core building provides larger open space for more efficient layout and work-flow
- Oversized operable windows with impressive natural light
- Short-form tenant friendly license agreement available

Suite 1800: 1,942 RSF

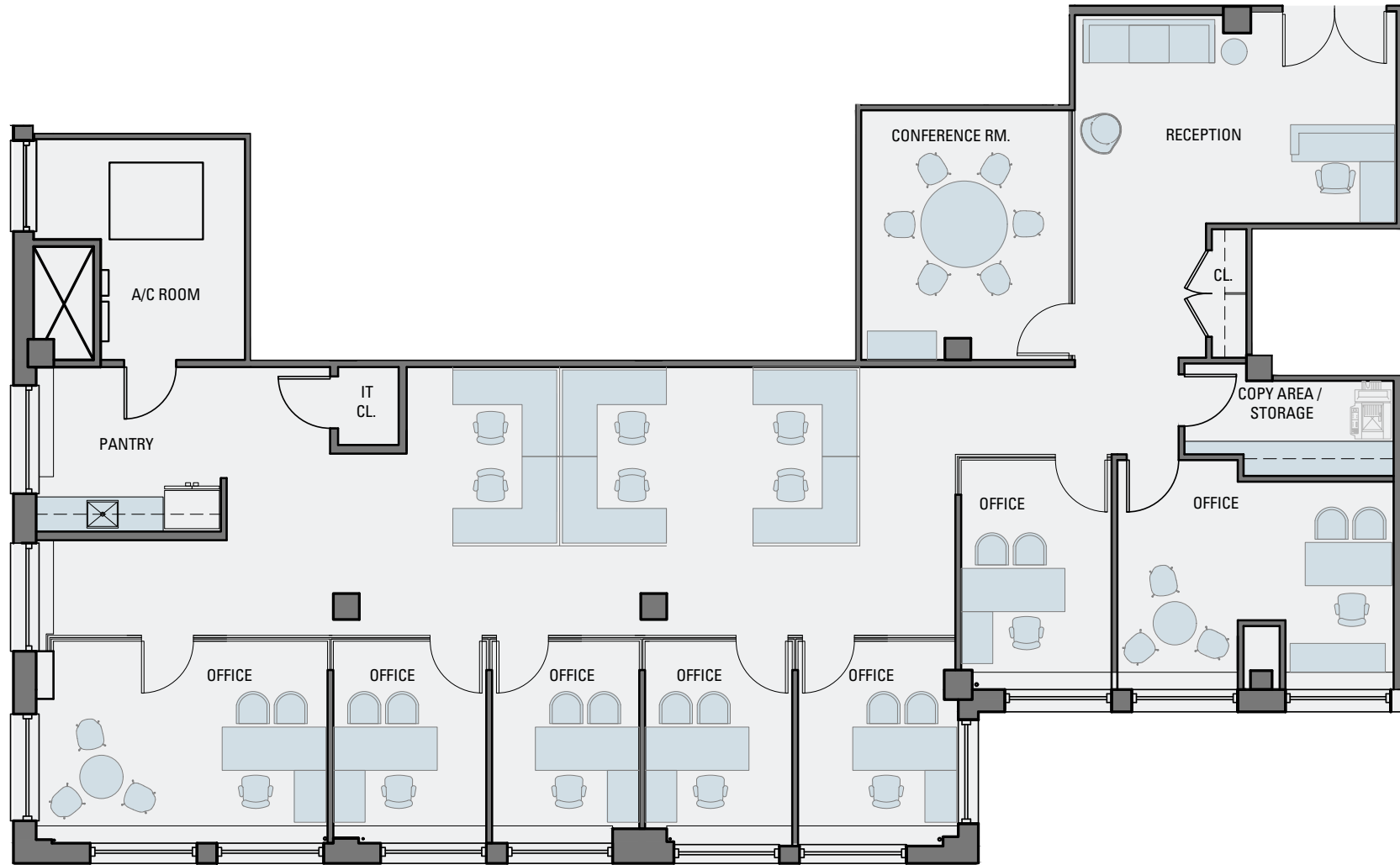


Madison Avenue



39th Street

Suite 1805: 4,490 RSF



Madison Avenue



39th Street

# Suite 1500: 6,584 RSF



Madison Avenue



39th Street



Artist's Rendering for Illustration Purposes

## PUBLIC & PRIVATE

Deep space allows for areas of privacy and collaboration in others

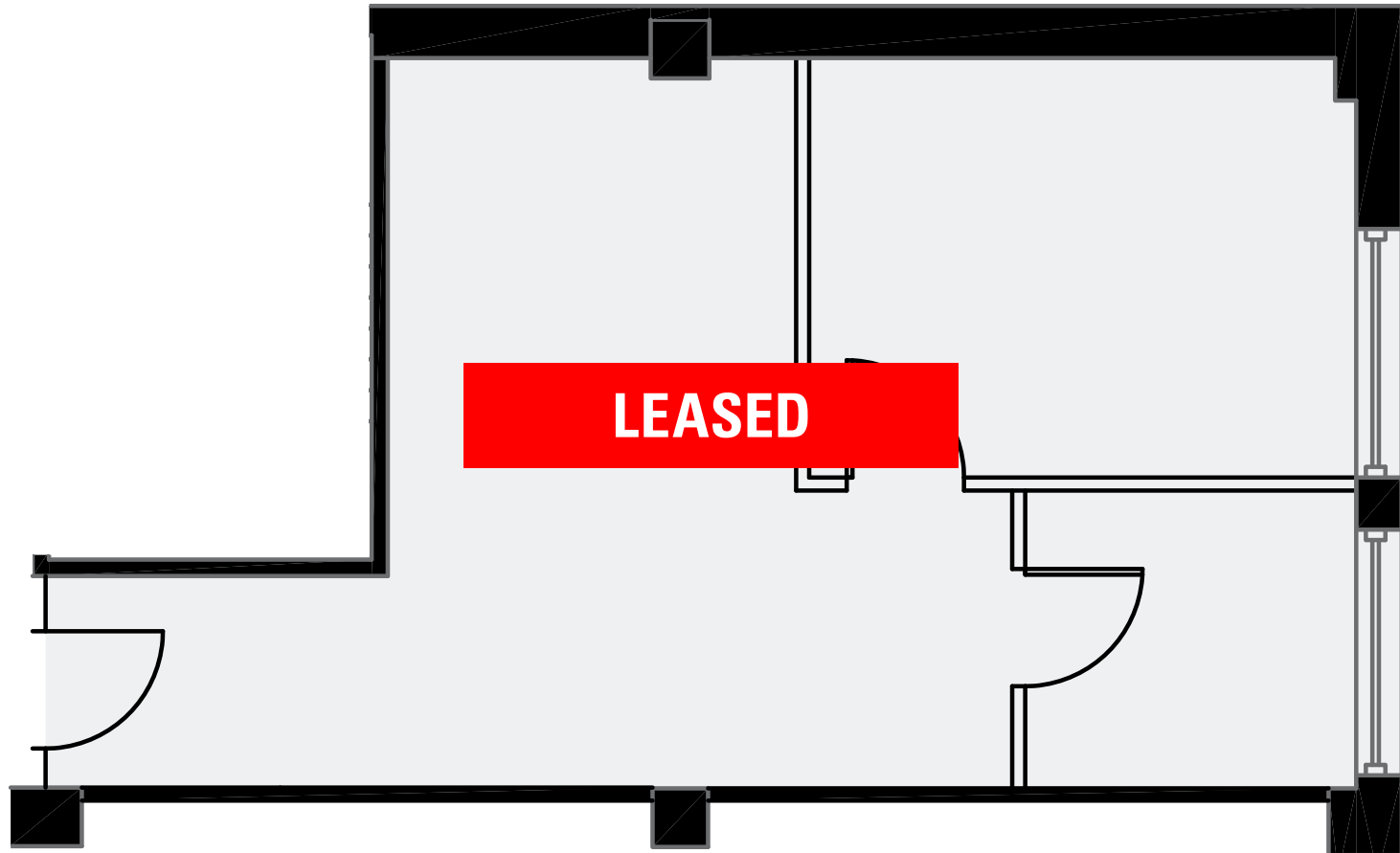


Artist's Rendering for Illustration Purposes

## SURROUNDED BY LIGHT

An inspiring workplace day in and out

Suite 1401: 810 RSF



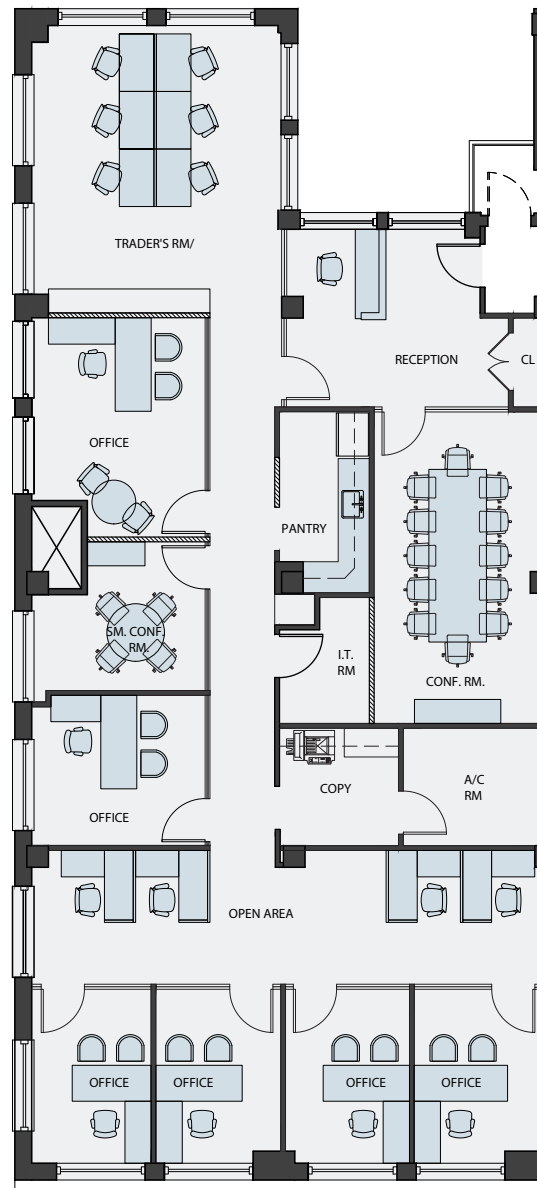
Madison Avenue



39th Street



# Suite 1410: 3,979 RSF

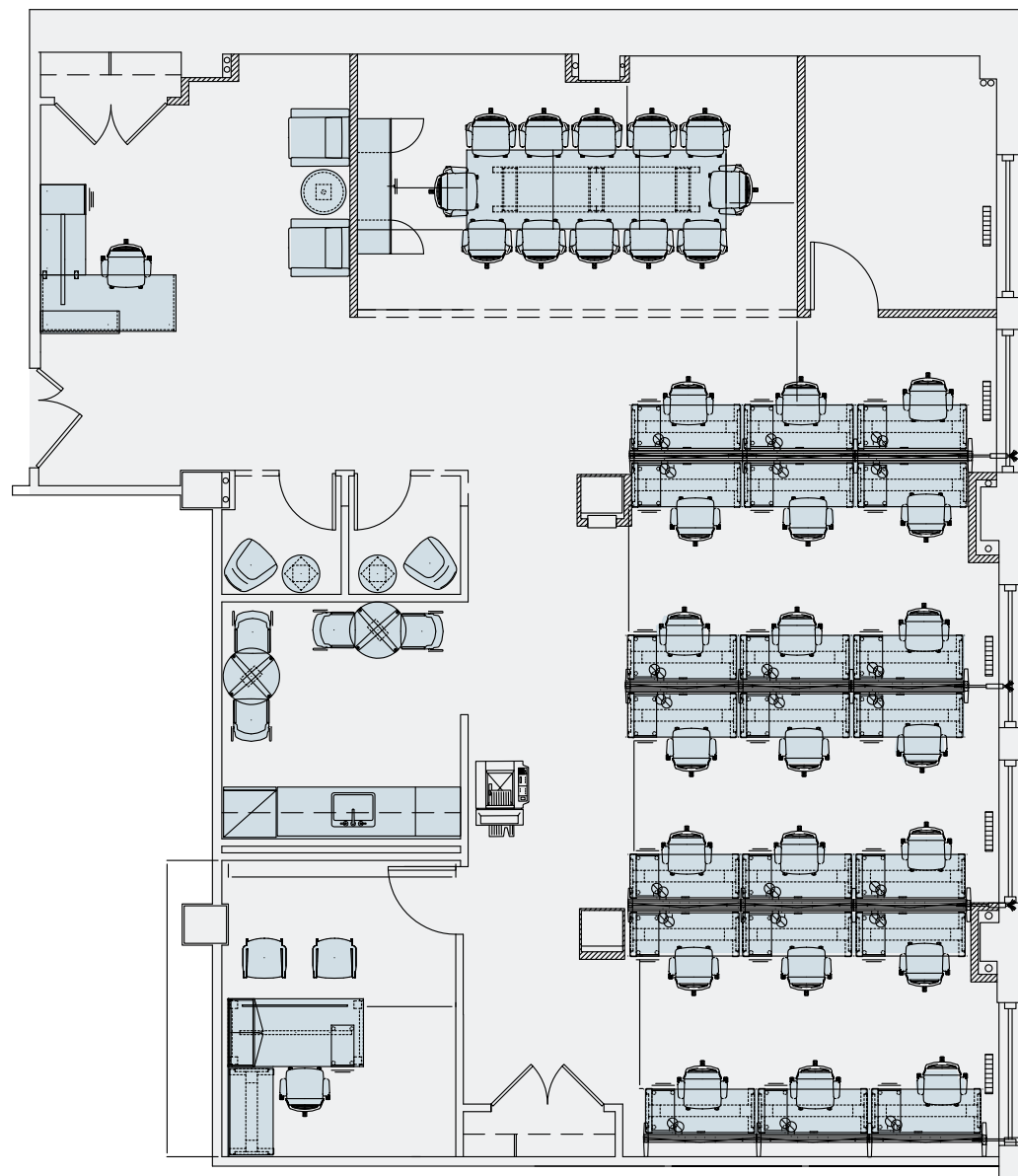


Madison Avenue



39th Street

# Suite 701: 3,280 RSF

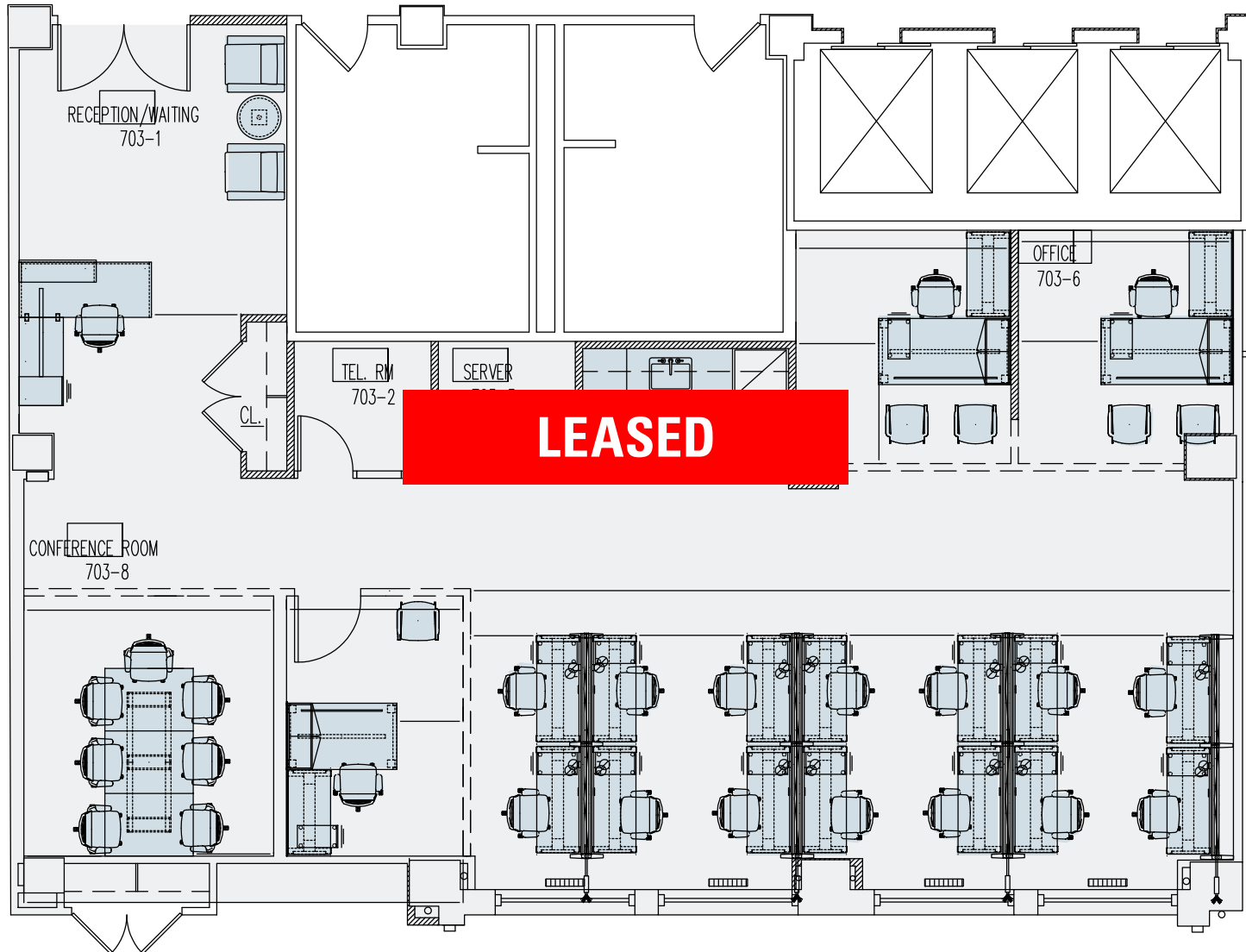


Madison Avenue

39th Street



# Suite 703: 2,823 RSF



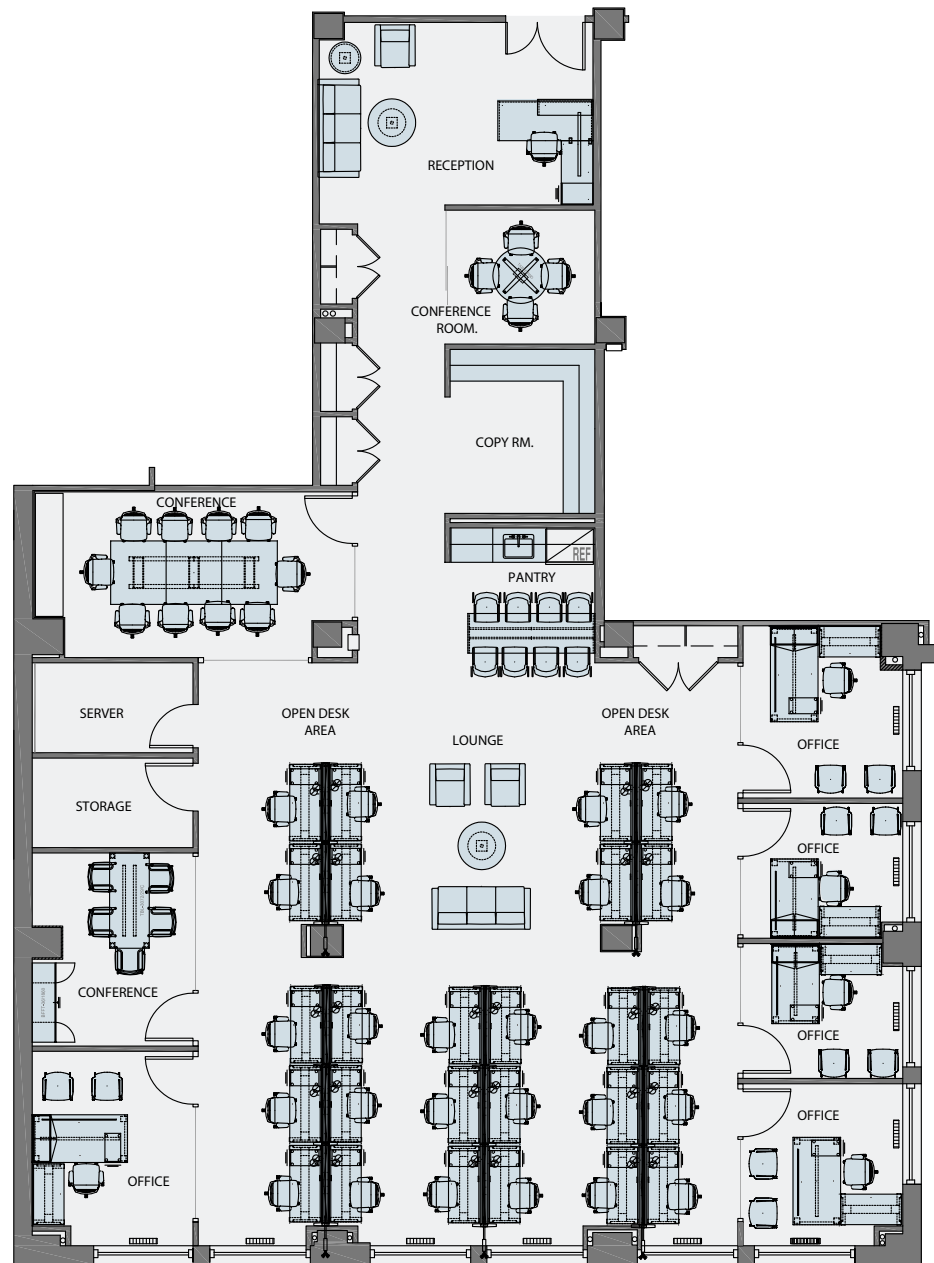
**LEASED**

Madison Avenue



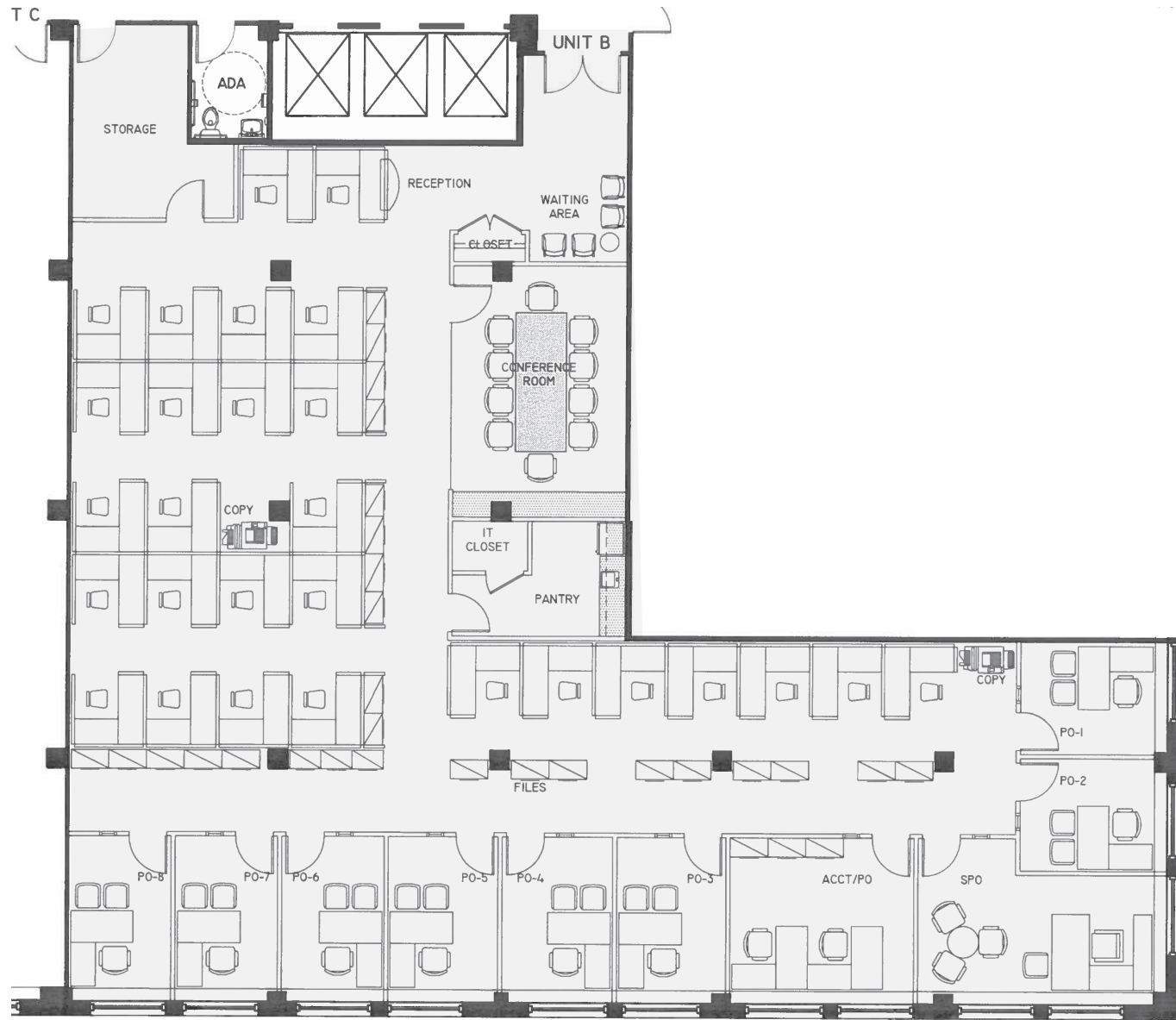
39th Street

# Suite 704: 5,163 RSF



39th Street

# Suite 402: 6,902 RSF

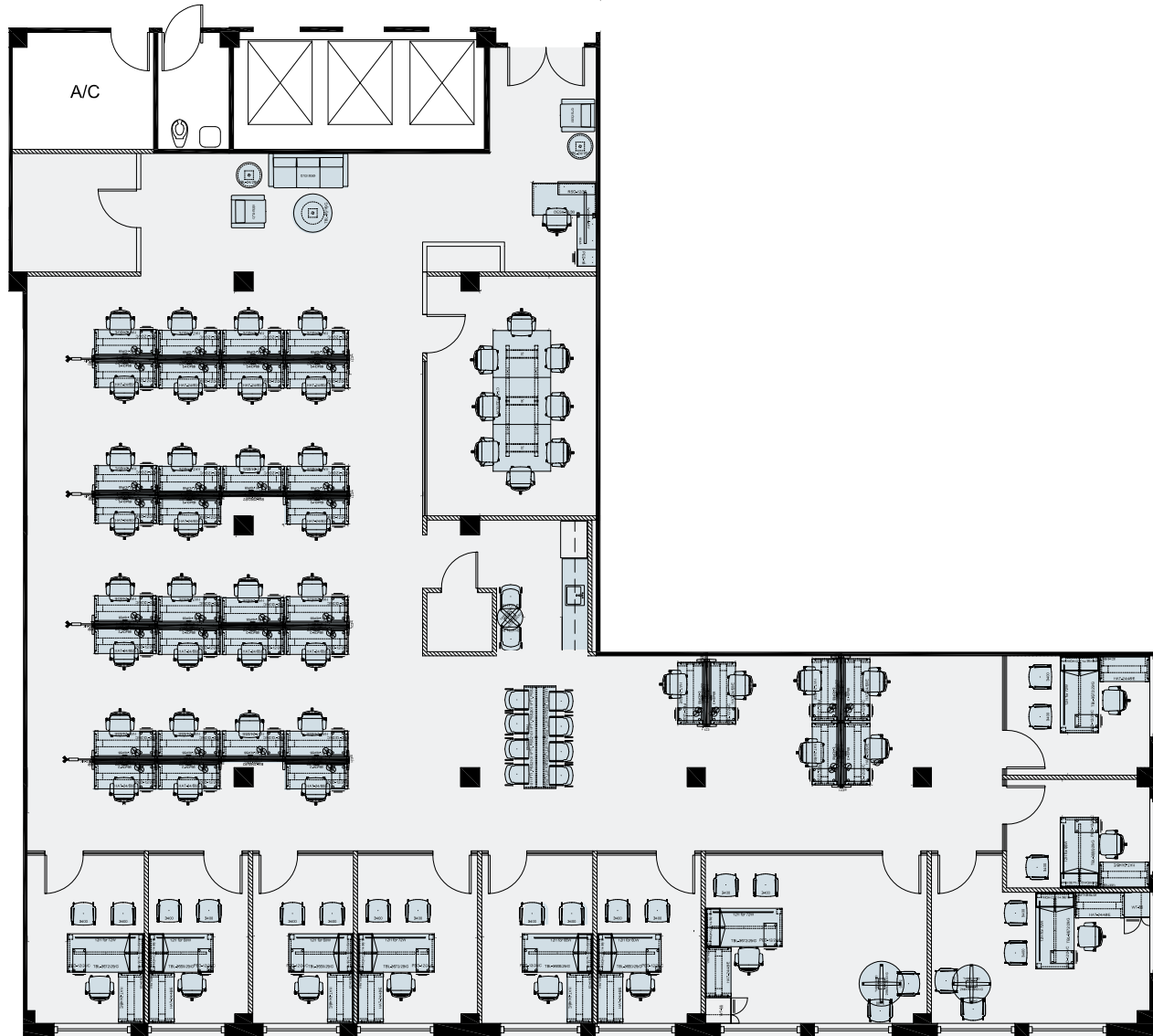


Madison Avenue



39th Street

Suite 301: 7,036 RSF

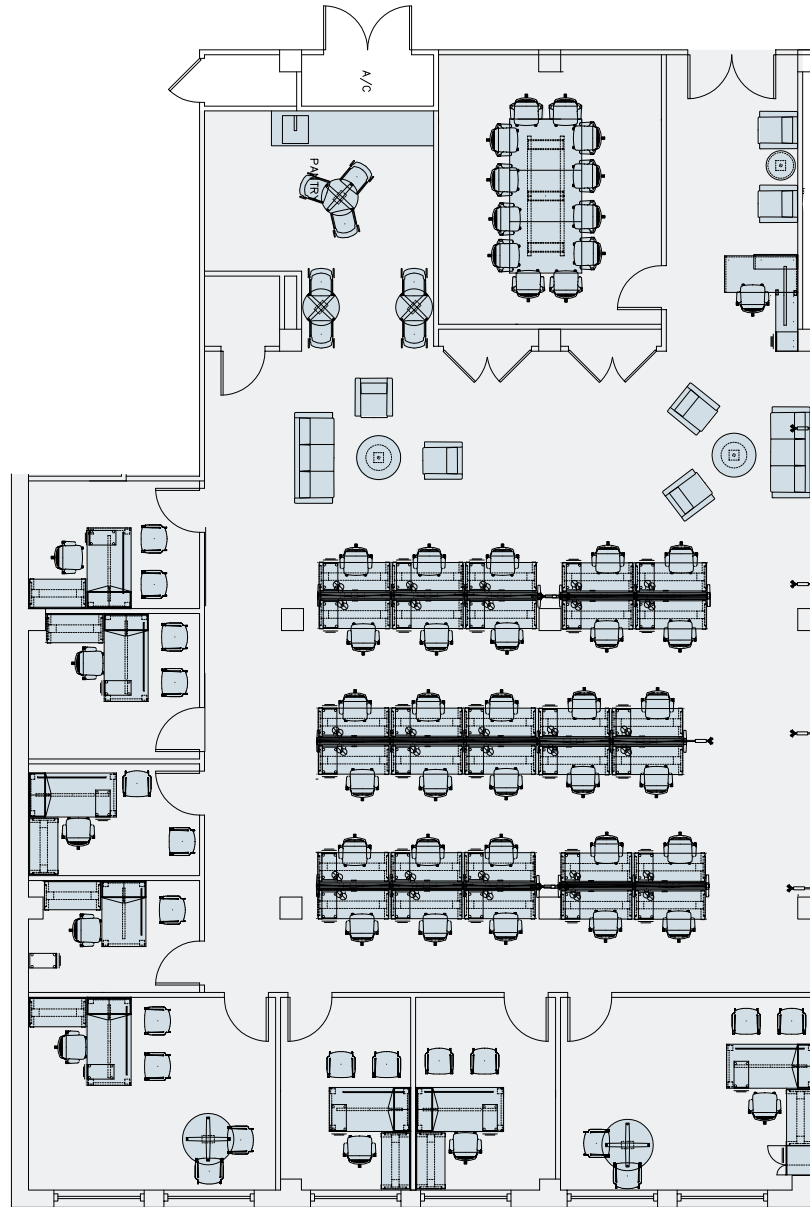


Madison Avenue



39th Street

Suite 302: 5,936 RSF



39th Street

Madison Avenue



270  
MADISON

Surrounded by The Best of  
Midtown from Every Angle







Walk to Grand Central Terminal



Blocks from Bryant Park



Moynihan Train Hall



Port Authority Bus Terminal



CitiBike Stations Nearby



For further information, Contact:

**James Caseley**  
212.400.6075  
jc@absre.com

**John Cinosky**  
212.400.2348  
jcinosky@absre.com

**Colin Godwin**  
212.400.2350  
cgodwin@absre.com

**Gregg Schenker**  
212.400.6071  
gschenker@absre.com

All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.